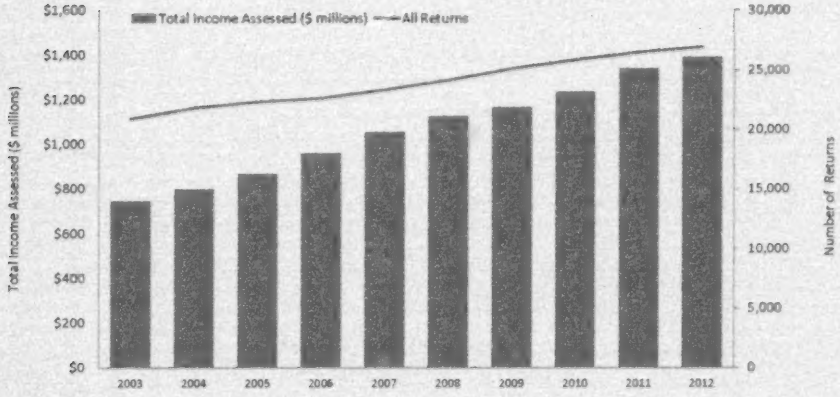
Yukon Monthly Statistical Review
November 2015

Highlights:

- In September 2015, the number of beneficiaries receiving employment insurance in Yukon was 730, a decrease of 170, or 18.9%, compared to September 2014. This is the sixth consecutive month that the year-over-year decrease was over 100 beneficiaries.
- Comparing October 2015 to October 2014, the year-over-year change in the consumer price index (CPI) for all-items in Whitehorse (figures for Yukon are not available) was an increase of 0.2%. Compared to September 2015, the CPI decreased by 0.9%.
- Year-to-date (January 2015 to September 2015), the number of aircraft movements in Yukon (35,782) increased by 3,274, or 10.1%, compared to the same time period in 2014 (32,508).

New publication this month:
Income Statistics, 2012 Taxation Year

Total Income Assessed and Number of Returns, Yukon, 2003 to 2012



- There were 26,910 income taxfilers in Yukon in 2012, an increase of 460, or 1.7%, compared to 2011.
- Yukoners' total income assessed in 2012 was $1.4 billion, for an average of $51,740 per taxfiler.
- Taxfilers in the 55-59 years age group had the highest average income assessed at $66,578 in 2012.

To read full report: http://www.eco.gov.yk.ca/stats/pdf/2012_income_statistics.pdf

What Else is New:

New from the Yukon Bureau of Statistics:

- Yukon Employment, November 2015: http://www.eco.gov.yk.ca/stats/pdf/employment_nov15.pdf
- Yukon Fuel Survey, November 2015: http://www.eco.gov.yk.ca/stats/pdf/fuel_nov15.pdf

New from Statistics Canada:

- Aboriginal Peoples: Fact Sheet for Canada: http://www.statcan.gc.ca/pub/89-656-x/89-656-x2015001-eng.pdf
- Women in Canada: A Gender-based Statistical Report - *Families and Living Arrangements*: http://www.statcan.gc.ca/access_acces/alternative_alternatif.action?l=eng&loc=http://www.statcan.gc.ca/pub/89-503-x/2015001/article/14235-eng.pdf

Yukon Bureau of Statistics Elsewhere

Yukon community information www.sewp.gov.yk.ca

For manipulatable data by Yukon community and subject, visit our Socio-Economic Web Portal.

Find out about our electronic distribution lists ybsinfo@gov.yk.ca.

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1. Population

1.1 Population by Age and Sex*, June '15

	Total	Males	Females
0-4	2,111	1,121	990
5-9	2,003	1,064	939
10-14	1,925	1,003	922
15-19	1,970	1,001	969
20-24	2,364	1,216	1,148
25-29	2,983	1,460	1,523
30-34	3,173	1,583	1,590
35-39	2,738	1,353	1,385
40-44	2,700	1,305	1,395
45-49	2,519	1,286	1,233
50-54	3,162	1,564	1,598
55-59	3,072	1,625	1,447
60-64	2,570	1,366	1,204
65-69	1,785	965	820
70-74	1,063	621	442
75+	1,205	588	617
Total	37,343	19,121	18,222

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.2 Population by Community*

	Jun 2014	Mar 2015	Jun 2015
Beaver Creek	115	122	121
Burwash Landing	112	107	107
Carcross	467	491	504
Carmacks	563	554	557
Dawson City	2,059	2,038	2,067
Destruction Bay	42	46	50
Faro	383	371	375
Haines Junction	908	899	895
Mayo	492	480	477
Old Crow	264	253	258
Pelly Crossing	397	385	378
Ross River	400	402	411
Tagish	271	260	262
Teslin	470	476	480
Watson Lake	1,534	1,469	1,469
Whitehorse Area[1]	28,713	28,763	28,872
Other*	61	62	60
Yukon	37,251	37,178	37,343

[1]Marsh Lake is included in Whitehorse.
*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

Did you know?

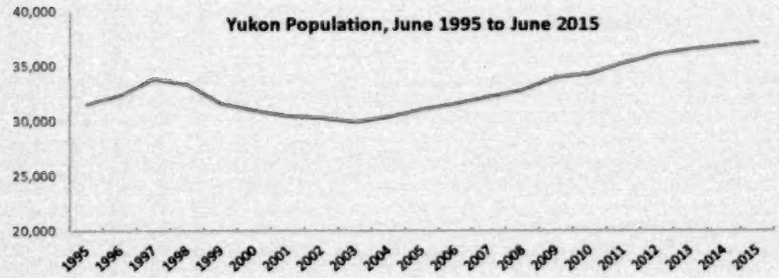
Over the past five years (June 2015 compared to June 2011), communities with high increases in population were: Whitehorse (1,660 persons, or 6.1% increase); Dawson City (94, or 4.8%); Haines Junction (38, or 4.4%); Pelly Crossing (34, or 9.9%); and Carcross (27, or 5.7%).

Population Report, June 2015:
http://www.eco.gov.yk.ca/stats/pdf/populationJun_2015.pdf

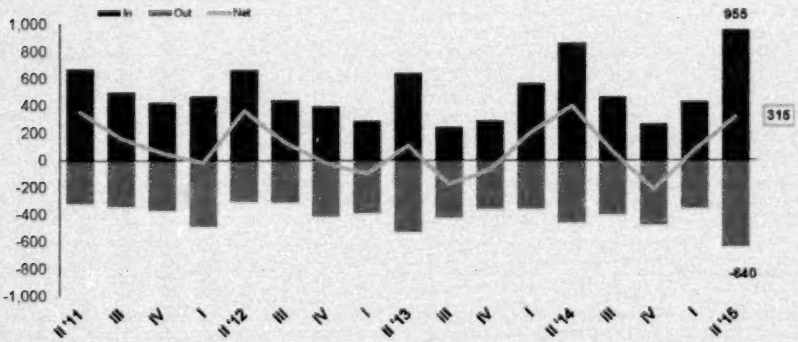
1.3 Vital Statistics

		Births	Deaths	Marriages
Year-to-date[(p)]		13	2	-5
change		6.7%	2.1%	-9.4%
2015				
June	(p)	36	21	21
May		23	13	7
April		33	14	4
March		46	15	7
February		35	22	4
January		34	12	5
2014 total		386	202	178
December		28	24	12
November		28	14	11
October		37	15	12
September		32	18	14
August		29	20	35
July		38	16	41
June		34	7	31

Source: Yukon Bureau of Statistics.



1.4 Migration Estimates*



*Please see table endnotes on page 12. *Source*: Statistics Canada. Tables 051-0017, 051-0037, CANSIM.

In 2014/15 (July 1, 2014 to June 30, 2015), Yukon experienced a **net gain** of 227 migrants. This increase was comprised of:

Gains in:

- Immigrants (262)
- Interprovincial in-migrants (1,635)

And losses in:

- Emigrants (42)
- Interprovincial out-migrants (1,545)
- Net temporary emigrants (18)
- Net non-permanent residents (65)

2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2015						
November	21,200	20,300	900	4.2%	74.9%	71.7%
October	20,900	20,000	1,000	4.8%	73.9%	70.7%
September	20,800	19,700	1,100	5.3%	73.5%	69.6%
August	20,300	18,900	1,400	6.9%	71.7%	66.8%
July	20,500	19,000	1,600	7.8%	72.7%	67.4%
June	20,600	19,000	1,700	8.3%	73.3%	67.6%
May	20,900	19,500	1,400	6.7%	74.6%	69.6%
April	20,800	19,600	1,300	6.3%	74.6%	70.3%
March	20,800	19,700	1,100	5.3%	74.6%	70.6%
February	20,800	19,600	1,200	5.8%	74.6%	70.3%
January	20,900	19,800	1,200	5.7%	74.9%	71.0%
2014 annual	**20,700**	**19,800**	**900**	**4.3%**	**74.7%**	**71.5%**
December	20,500	19,600	1,000	4.9%	73.5%	70.3%
November	20,500	19,700	900	4.4%	73.5%	70.6%

Yukon Employment, November 2015: http://www.eco.gov.yk.ca/stats/pdf/employment_nov15.pdf

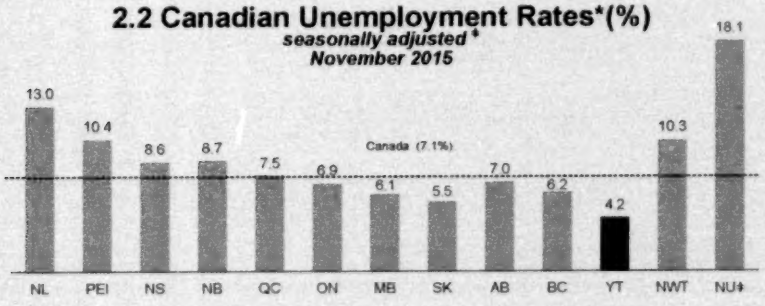
Yukon Employment Annual Review, 2014: http://www.eco.gov.yk.ca/stats/pdf/employment_2014.pdf

Yukon Employment Historical Data, 2005 to 2014: http://www.eco.gov.yk.ca/stats/pdf/Historical_LFS_2014_r.pdf

*Please see table endnotes on page 12. *Source*: Statistics Canada. Tables 282-0100 (monthly) and 282-0123 (annual), CANSIM.

2.2 Canadian Unemployment Rates*(%)

seasonally adjusted [$]
November 2015



Did you know?

In November 2015, Yukon's unemployment rate for males was 5.5% and for females, 2.9%. Nationally, the unemployment rate was 7.6% for males and 6.5% for females.

*Please see table endnotes on page 12.

[$] Nunavut's unemployment rate is available only as an unadjusted estimate.

Source: Statistics Canada. Tables 282-0087 and 282-0100, CANSIM.

2.3 Employment, by Sector and Industry* (unadjusted)

	Total Employed	Public Employees	Private Employees	Self-Employed	Goods-producing Employees	Services-producing Employees
2015						
November	20,000	7,900	9,000	3,200	3,200	16,800
October	20,200	7,900	8,900	3,400	3,300	16,900
September	20,500	8,000	9,400	3,100	3,100	17,400
August	19,800	7,900	9,200	2,700	2,700	17,100
July	19,600	8,100	9,000	2,500	2,600	17,100
June	19,100	8,000	8,800	2,400	2,500	16,600
May	19,200	7,900	8,600	2,600	2,700	16,500
April	19,000	8,100	8,400	2,500	2,500	16,500
March	18,900	8,100	8,100	2,800	2,500	16,400
February	19,100	7,900	8,600	2,500	2,500	16,500
January	19,300	7,800	9,100	2,500	2,600	16,600
2014 annual	**19,800**	**7,800**	**9,200**	**2,800**	**2,900**	**17,000**
December	19,200	7,800	9,000	2,400	2,800	16,500
November	19,400	8,100	8,800	2,500	2,900	16,500

Comparing November 2015 to October 2015, employment in the services-producing sector decreased by 100 to 16,800. In the goods-producing sector, employment also decreased by 100 to 3,200.

In November 2015, of the 20,000 employed Yukoners, 7,900, or 39.5%, were in the public sector. Of the 12,200 workers in the private sector, 3,200, or 26.2%, were self-employed.

*Please see table endnotes on page 12. *Source*: Statistics Canada. Custom data table.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.

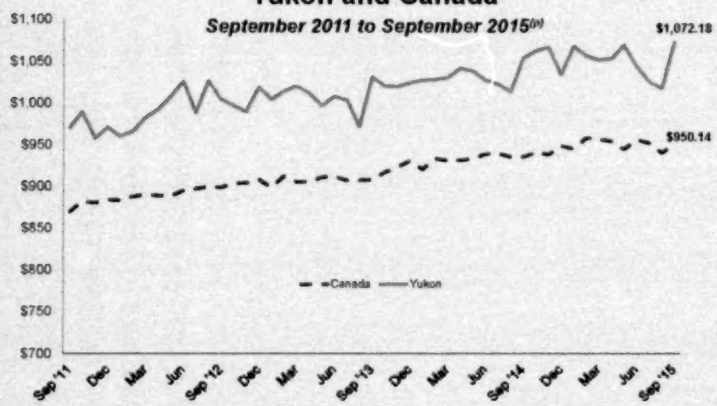
2. Employment (cont'd)

2.4 Average Weekly Earnings‡, Including Overtime*

	Yukon Average*	Goods-producing	Construction	Services-producing	Trade	Transp. & Ware-housing	Admin. support, waste mgmt. & remediation	Health Care & Social Assist	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date[p]	$19.52	-$67.27	x	$28.68	-$6.85	$61.37	$41.33	$27.80	$7.80	..	$37.40
change	1.9%	-5.3%	..	2.8%	-1.0%	6.3%	5.5%	2.9%	1.7%	..	2.9%
						($)					
2015											
September (p)	**1,072.18**	**1,295.45**	1,209.66	**1,049.06**	665.24	1,139.19	756.79	1,022.25	496.13	760.23	1,330.68
August (r)	**1,017.03**	**1,256.87**	1,191.53	**990.39**	683.17	1,030.89	810.26	1,006.17	479.05	732.57	1,244.30
July	**1,025.37**	**1,230.88**	1,104.70	**1,002.45**	688.83	1,033.88	722.49	903.85	452.77	768.63	1,346.62
June	**1,043.88**	**1,228.12**	1,120.26	**1,025.49**	663.87	1,015.63	718.05	1,026.63	431.90	743.94	1,335.49
May	**1,068.86**	**1,253.87**	1,196.78	**1,051.37**	694.92	1,108.03	825.71	926.78	460.47	740.14	1,306.06
April	**1,052.88**	**1,114.31**	1,010.63	**1,047.90**	702.17	990.59	942.03	903.88	415.42	766.80	1,370.93
March	**1,051.20**	**1,165.53**	1,110.83	**1,042.03**	694.86	1,031.87	871.97	982.28	456.52	735.32	1,316.38
February	**1,055.92**	**1,260.91**	1,108.87	**1,039.79**	659.27	1,007.53	802.04	1,013.57	473.07	676.53	1,292.91
January	**1,067.36**	**1,067.35**	952.69	**1,067.36**	675.80	1,020.66	686.92	1,045.92	456.53	701.23	1,389.96
2014 annual	**1,036.48**	**1,288.08**	x	**1,010.68**	679.75	990.58	770.73	956.93	454.51	F	1,295.54
December	**1,033.72**	**1,253.46**	x	**1,010.92**	674.30	1,011.05	791.61	952.25	460.96	720.84	1,268.18
November	**1,066.57**	**1,283.78**	x	**1,043.39**	664.92	1,086.26	830.07	1,026.12	457.45	738.75	1,314.59
October	**1,062.23**	**1,420.29**	x	**1,021.08**	631.70	1,028.63	858.20	924.59	472.94	745.30	1,364.83
September	**1,053.43**	**1,344.25**	x	**1,021.94**	663.65	1,008.31	756.07	957.57	463.89	776.41	1,319.12

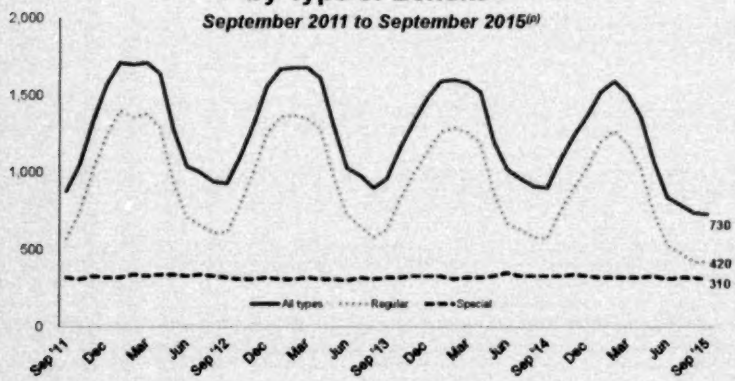
*Please see table endnotes on page 12. ‡ Excludes self-employed. *Source*: Statistics Canada. Table 281-0026 (monthly), 281-0027 (annual), CANSIM.

2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada



*Please see table endnotes on page 12. *Source*: Statistics Canada. Table 281-0026, CANSIM.

2.6 Employment Insurance Beneficiaries, by Type of Benefit*



*Please see table endnotes on page 12. *Source*: Statistics Canada. Table 276-0020, CANSIM.

Survey of Employment, Payroll & Hours, 2014: http://www.eco.gov.yk.ca/stats/pdf/seph_2014.pdf

Did you know?

According to Statistics Canada's data based on income tax returns for 2013, the median income for males in Yukon was $47,020; for Canada, it was $39,290; a difference of $7,730, or 19.7%. The median income for females in Yukon was $39,820; for Canada, it was $26,400; a difference of $13,420, or 50.8%. Source: CANSIM table 111-0004.

2.7 Employment Insurance Beneficiaries, by Community*

	Sep 2014	Aug[p] 2015	Sep[p] 2015
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	20	10	10
Dawson	60	50	60
Faro	10	10	10
Haines Junction	30	10	20
Marsh Lake	10	10	10
Mayo	30	10	10
Mt. Lorne	10	10	10
Old Crow	10	10	10
Pelly Crossing	30	10	20
Ross River	10	10	20
Tagish	10	0	10
Watson Lake	50	40	40
Whitehorse	610	540	510
Yukon Total	900	740	730

*Community is defined by Census subdivision. Please see table endnotes on page 12.
Source: Statistics Canada, Custom data table.

3. Consumer Prices

3.1 Consumer Price Index, Whitehorse (2002 = 100)*

	Index			% Change	
	Oct 2014	Sep 2015	Oct 2015	Sep '15 to Oct '15	Oct '14 to Oct '15
All-items	**124.3**	**125.6**	**124.5**	**-0.9**	**0.2**
Food	130.3	133.2	133.1	-0.1	2.1
Shelter	146.3	142.8	142.8	0.0	-2.4
Household Operations, Furnishings & Equipment	105.6	107.1	106.8	-0.3	1.1
Clothing & Footwear	96.9	101.6	99.0	-2.6	2.2
Transportation	130.2	127.5	128.2	0.5	-1.5
Health & Personal Care	117.8	122.0	120.1	-1.6	2.0
Recreation, Education & Reading	93.5	101.4	96.3	-5.0	3.0
Alcoholic Beverages & Tobacco Products	149.2	153.8	153.8	0.0	3.1
Special Aggregates					
Energy	166.5	147.7	146.1	-1.1	-12.3
All-items excluding energy	120.1	123.4	122.4	-0.8	1.9

*Please see table endnotes on page 12. *Source*: Statistics Canada. Table 326-0020, CANSIM.

Comparing October 2015 to October 2014, the **year-over-year** change in the consumer price index for Whitehorse was an increase of 0.2% (figures for Yukon are not available); 0.8 percentage points lower than that for Canada (1.0%).

Major contributors to the year-over-year **increase** were the prices of:

- Purchase and leasing of passenger vehicles;
- Fresh or frozen beef; and
- Homeowners' home and mortgage insurance.

Some of these year-over-year increases were offset by **decreases** in the prices of:

- Fuel oil and other fuels;
- Gasoline; and
- Internet access services.

On a **month-to-month** basis, from September 2015 to October 2015, the consumer price index for Whitehorse (figures for Yukon are not available) decreased 0.9%.

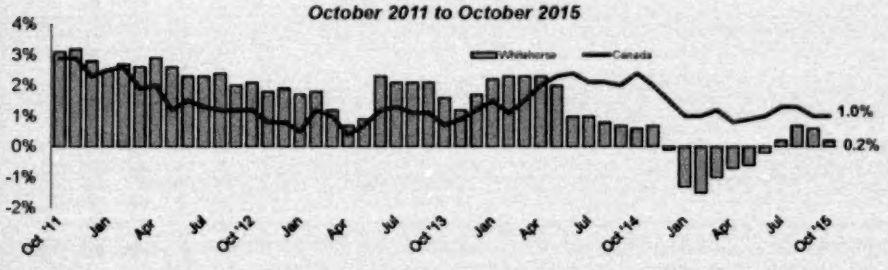
Major contributors to the month-to-month **decrease** were the prices of:

- Traveller accommodation;
- Furniture; and
- Women's clothing.

Some of these decreases were offset by month-to-month **increases** in the prices of:

- Purchase and leasing of passenger vehicles;
- Property taxes and other special charges; and
- Fresh fruit.

3.2 Year-over-Year Change to the Consumer Price Index*
Whitehorse and Canada
October 2011 to October 2015



*Please see table endnotes on page 12. *Source*: Statistics Canada. Table 326-0020, CANSIM.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2014	1.3%	2.0%
2013	1.7%	0.9%
2012	2.3%	1.5%
2011	3.0%	2.9%
2010	0.8%	1.8%

Consumer Price Index, 2014: http://www.eco.gov.yk.ca/stats/pdf/2014CPIAnnual.pdf

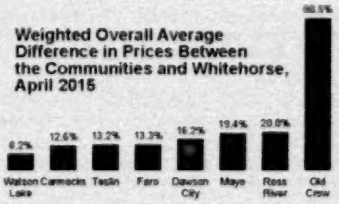
3.3 Community Spatial Price Index, April 2015 (Whitehorse = 100)

	Carmacks	Dawson City	Faro	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	**112.6**	**116.2**	**113.3**	**119.4**	**180.5**	**120.0**	**113.2**	**108.2**
Meat/Fish/Seafood	115.2	108.6	93.0	124.5	116.3	123.1	132.3	107.7
Dairy/Eggs	115.0	116.7	105.9	119.1	145.5	105.3	117.1	100.0
Fruit/Veg	126.9	121.2	127.1	166.5	177.8	142.0	117.6	114.2
Bread/Cereal	121.2	117.0	129.6	116.4	170.3	127.6	119.9	110.0
Other Foods	116.8	121.4	132.2	115.2	226.4	137.0	119.7	115.1
Household Operations	108.1	127.9	112.5	117.9	212.6	140.0	121.1	120.5
Health & Personal Care	111.7	129.4	111.5	110.5	114.7	133.6	113.8	127.1
Gasoline	108.1	113.7	108.2	109.3	....	105.7	105.4	98.9
Cigarettes	106.9	108.2	101.5	114.6	....	110.1	102.1	104.7
Home Heating Fuel	103.5	108.6	103.7	112.3	....	104.7	103.5	102.6

Source: Yukon Bureau of Statistics.

The Community Spatial Price Index is produced biannually by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities.

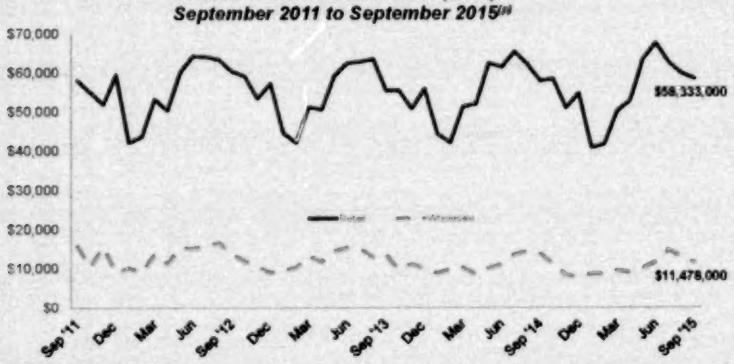
Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, April 2015



4. Trade

4.1 Retail and Wholesale Sales

Retail and Wholesale Sales ($000)
September 2011 to September 2015[p]



Source: Statistics Canada. Tables 080-0020 and 081-0011, CANSIM.

Yukon's preliminary **retail sales** in September 2015 increased by $610,000, or 1.1%, compared to September 2014. Year-to-date (January to September), Yukon's retail sales decreased by $1.3 million, or 0.3%, compared to the same time period in 2014; Canada-wide retail sales increased by 2.1%.

Yukon's preliminary **wholesale sales** in September 2015 decreased by $2.2 million, or 15.8%, compared to September 2014. Year-to-date (January to September), Yukon's wholesale sales decreased by $4.0 million, or 4.0%, compared to the same time period in 2014; Canada-wide wholesale sales increased by 4.5%.

4.2 Retail Sales, by Industry Classification*

		Total*	Furniture & home furnishings stores	Food & beverage stores	Health & personal care stores	Gasoline stations
Year-to-date[p] change		-$1,257 -0.3%	-$1,492 -14.1%	-$20,236 -13.4%	$4,055 17.2%	-$2,694 -3.3%
				($000)		
2015						
September	(p)	58,333	1,194	14,525	3,126	9,599
August	(r)	59,675	1,178	16,102	3,108	10,601
July		62,469	1,045	17,102	3,227	10,795
June		67,347	836	16,446	3,376	10,675
May		63,288	1,116	15,498	3,255	8,939
April		52,621	938	13,568	2,813	8,186
March		49,995	1,052	13,193	2,992	7,590
February		41,588	650	11,562	3,047	6,670
January		40,740	1,046	12,422	2,748	7,034
2014 total		**660,914**	**13,478**	**198,011**	**32,044**	**107,414**
December		54,529	792	15,650	3,086	7,787
November		50,840	1,053	15,257	2,543	7,932
October		58,232	1,086	16,450	2,778	8,912
September		57,723	1,212	16,317	2,663	9,182

*Please see table endnotes on page 12.
Source: Statistics Canada. Table 080-0020, CANSIM.

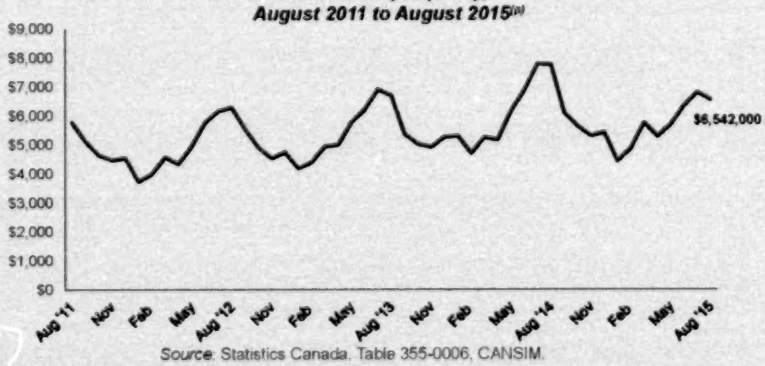
Yukon Retail Sales, 2014:
http://www.eco.gov.yk.ca/stats/pdf/retail2014.pdf

4.3 Food Services and Drinking Places

Did you know?

Year-to-date (January to August), Yukon's total Food Services and Drinking Places' receipts decreased by $3.3 million, or 6.8%, compared to the same time period in 2014; Canada-wide receipts increased by 4.2%.

Total Receipts ($000);
August 2011 to August 2015[p]



Source: Statistics Canada. Table 355-0006, CANSIM.

5. Rental Units

These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

5.1 Median Rent, Total Units and Vacancy Rates*; for Units in All Types of Buildings with Rental Units, Yukon, April 2015

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home
Median Rent									
All Sizes	$950	$1,300	$1,300	$1,123	$1,000	$1,450	$900	$900	$1,000
Bachelor	$720	...	...	$850	$775	x	$720	$750	$513[†]
1 Bedroom	$900	$850	$750	$919	$900	$1,150	$900	$1,000	x
2 Bedrooms	$1,000	$1,200	$850	$1,123	$1,200	$1,398	$900	$1,000	$950
3-4 Bedrooms	$1,450	$1,412	$1,400	$1,400	$1,500	$1,500	$1,375	$1,750	$1,225
5+ Bedrooms	$1,738	$1,800[†]	...	$1,675	...	...	...	...	...
Total Units									
All Sizes[4]	2,367	298	112	606	203	90	890	102	65
Bachelor	193	...	...	10	23	2	122	31	4
1 Bedroom	636	18	8	155	67	6	344	37	2
2 Bedrooms	932	84	30	227	76	46	413	28	29
3-4 Bedrooms	595	191	73	208	38	37	11	7	30
5+ Bedrooms	11	5	...	6	...	...	...	...	...
Vacancy Rate									
All Sizes	3.7%	0.0%	0.0%	8.3%	2.5%	1.1%	2.7%	2.9%	6.2%
Bachelor	2.6%	...	...	10.0%	8.7%	0.0%	0.8%	0.0%	0.0%
1 Bedroom	4.4%	0.0%	0.0%	7.1%	1.5%	0.0%	3.8%	8.1%	0.0%
2 Bedrooms	3.2%	0.0%	0.0%	6.6%	2.6%	2.2%	2.4%	0.0%	3.4%
3-4 Bedrooms	3.7%	0.0%	0.0%	9.1%	0.0%	0.0%	0.0%	0.0%	10.0%
5+ Bedrooms	27.3%	0.0%	...	50.0%	...	...	...	...	...

[†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more rental units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

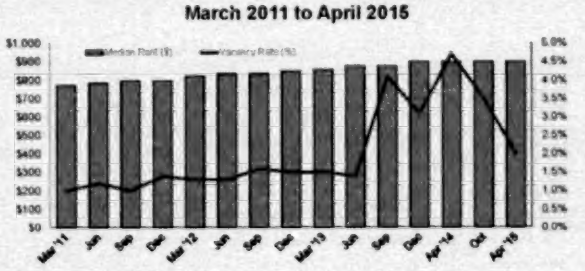
*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2014-2015

	Whitehorse		Dawson City		Watson Lake	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2015						
April	$900	2.0%	$700	0.0%	$775	21.2%
2014 average	**$900**	**4.1%**	**$650**	**27.8%**	**$775**	**13.9%**
October	$900	3.5%	$650	16.7%	$775	2.6%
April	$900	4.7%	$650	38.9%	$775	24.4%

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2011-2015



*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

Yukon Rent Survey, April 2015: http://www.eco.gov.yk.ca/stats/pdf/rent_Apr15.pdf

6. Real Estate

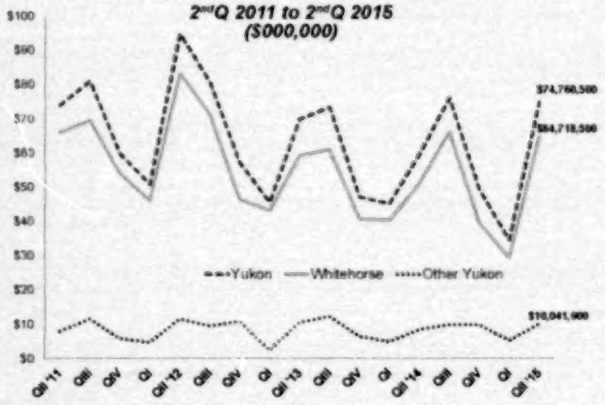
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total[1]		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
Year-to-date change	22	2,720.3	-19	-9,383.8	4	868.0	14	3,214.8	-6	-1,809.9
	9.2%	3.0%	-14.7%	-17.1%	40.0%	38.4%	20.9%	15.4%	-35.3%	-35.9%
2015										
Q2	170	64,718.5	74	31,671.2	10	2,296.0	45	14,111.1	7	2,118.5
Q1	91	29,311.0	36	13,841.9	4	830.6	36	9,983.0	4	1,107.2
2014 total	**386**	**156,704.6**	**198**	**81,073.7**	**17**	**3,821.3**	**112**	**34,013.8**	**22**	**6,754.4**
Q4	116	39,541.3	43	16,542.9	5	1,305.4	50	15,515.3	4	1,174.0
Q3	137	66,111.7	79	32,229.5	5	917.4	30	8,747.1	10	3,146.9
Q2	133	51,051.7	76	32,301.3	7	1,598.5	32	9,751.3	8	2,433.5

*Please see table endnotes on page 12. [1] Total includes family lots, multiple-residential, commercial, and industrial sales. *Source*: Yukon Bureau of Statistics.

6.2 Value of Real Estate Transactions

2nd Q 2011 to 2nd Q 2015
($000,000)

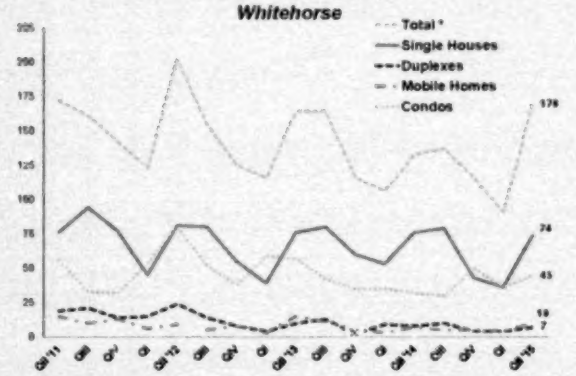


Source: Yukon Bureau of Statistics.

In the second quarter of 2015, real estate transactions in Yukon totalled $74.8 million: $64.7 million in Whitehorse and $10.0 million in the rest of Yukon.
Comparing the second quarter of 2015 to that of 2014, the total value of Yukon's real estate transactions increased by $13.7 million, or 26.8%.

6.3 Number of Residential Transactions

2nd Q 2011 to 2nd Q 2015
Whitehorse



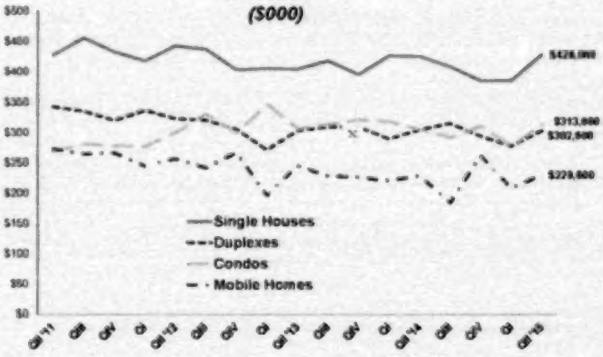
*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

Did you know?

Over the past five years (second quarter of 2010 through second quarter of 2015), average mobile home sales value have ranged from a low of $183,500 (Q3 2015) to a high of $272,800 (Q2 2011), a difference of $89,300.

6.4 Average Residential Sale Prices

2nd Q 2011 to 2nd Q 2015
Whitehorse
($000)

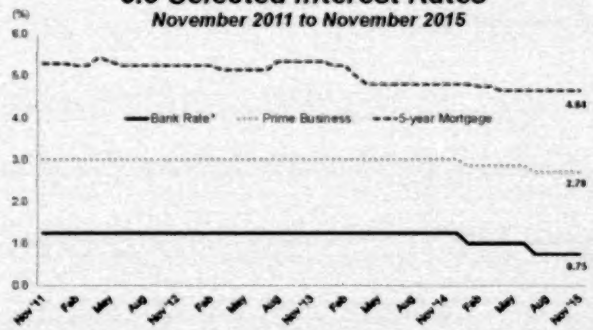


Source: Yukon Bureau of Statistics.

Yukon Real Estate Survey, Second Quarter 2015:
http://www.eco.gov.yk.ca/stats/pdf/real_estate_q215.pdf

6.5 Selected Interest Rates*

November 2011 to November 2015



*Please see table endnotes on page 12.
Source: Statistics Canada. Table 176-0043, CANSIM.

7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

		Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date change		-185 -11.3%	-6,496.6 -5.3%	-190 -14.0%	-6,230.4 -20.8%	3 21.4%	-5,035.3 -86.8%	23 40.4%	12,679.3 30.8%	-21 -10.0%	-4,910.2 -16.1%
		(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
2015											
November		117	10,534.4	91	1,816.9	4	690.0	3	4,428.5	19	3,599.0
October	(r)	152	12,204.7	124	4,316.3	0	0.0	6	358.2	22	7,520.2
September		176	9,143.0	148	5,227.6	0	0.0	13	2,224.0	15	1,691.5
August		193	8,459.8	156	2,834.8	11	79.0	14	4,956.8	12	589.1
July	(r)	214	35,315.3	167	3,829.7	0	0.0	14	28,059.3	33	3,426.3
June		202	13,520.3	170	5,520.0	1	0.0	6	4,172.8	25	3,827.5
May		150	12,034.7	125	4,303.6	0	0.0	3	5,109.8	22	2,621.4
April		98	4,640.0	85	4,455.3	0	0.0	6	121.4	7	63.3
March		75	1,943.6	58	1,750.1	1	0.0	5	35.5	11	158.0
February		45	2,506.5	27	366.0	0	0.0	6	371.9	12	1,768.6
January		35	4,964.8	21	744.5	0	0.0	4	3,986.4	10	234.0
2014 total		**1,721**	**130,461.1**	**1,475**	**46,632.0**	**14**	**5,804.3**	**61**	**46,444.0**	**221**	**31,580.7**
December		79	8,697.2	63	2,236.9	0	0.0	4	5,288.7	12	1,171.5
November		109	36,864.8	89	2,601.1	0	0.0	4	24,764.8	16	9,498.9

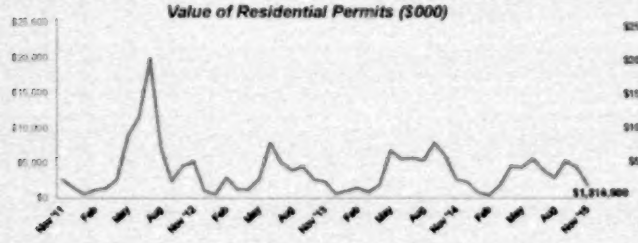
*Please see table endnotes on page 12. *Sources*: Yukon Community Services and City of Whitehorse.

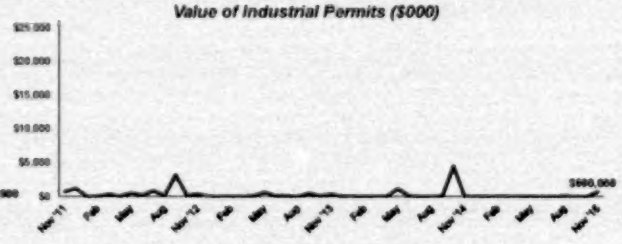
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

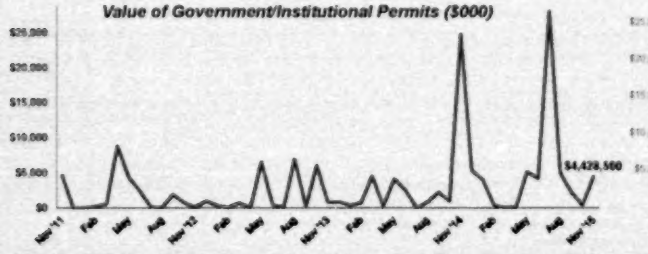
In November 2015, a total of 117 building permits were issued in Yukon, at a construction value of $10.5 million. The construction value of permits decreased by $26.3 million, or 71.4%, compared to the total value of permits issued in November of 2014. Of the total construction value of building permits issued in November 2015:

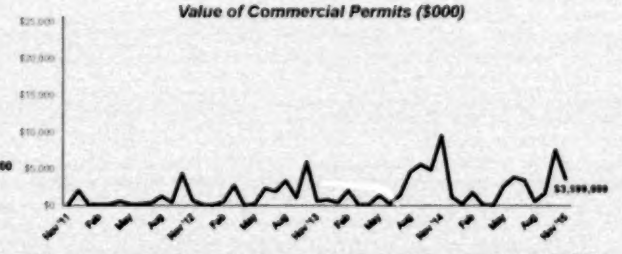
- 17.2% was in residential;
- 6.5% was in industrial;
- 42.0% was in government/institutional; and
- 34.2% was in commercial.

7.2 Construction Value of Building Permits*, Yukon, November 2011 to November 2015

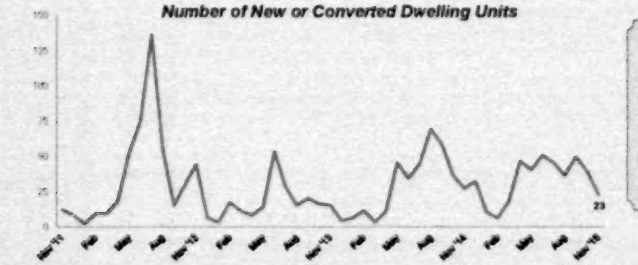








7.3 Residential Permits (New or Converted Dwellings Units)*, Yukon, November 2011-2015



Did you know?

The year-to-date (January-November) number of residential building permits for new or converted dwelling units in Yukon for 2015 was 362. This is an increase of 18 permits, or 5.2%, compared to the same time period in 2014; an increase of 162, or 81.0% compared to the same time period in 2013 .

Source: Yukon Community Services and City of Whitehorse.
*Please see table endnotes on page 12.

8. Resources

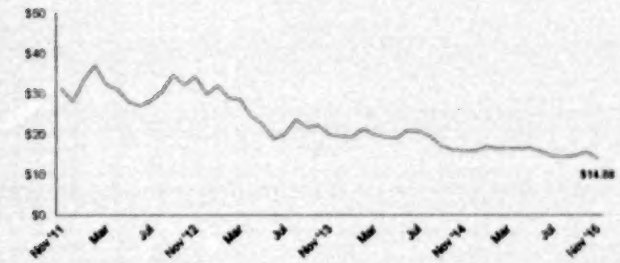
8.1 London Metal Commodity Prices*, November 2011 to November 2015

Gold (US$/troy oz.)

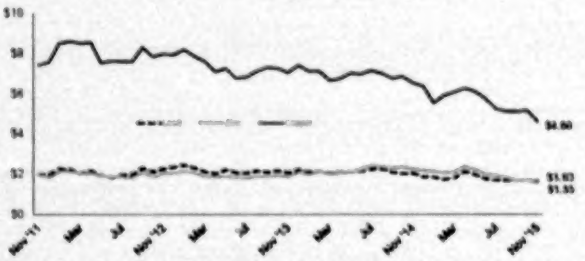
From November 2014 to November 2015, the price of:

- Gold decreased by $128.85, or 10.9%, to $1,055.65 (US) per troy ounce;
- Silver decreased by $1.89, or 11.8%, to $14.08 (US) per troy ounce;
- Lead decreased by $0.40, or 19.6%, to $1.63 (US) per Kg;
- Zinc decreased by $0.68, or 30.6%, to $1.55 (US) per Kg; and
- Copper decreased by $1.92, or 29.5%, to $4.60 (US) per Kg.

Silver (US$/troy oz.)



Lead, Zinc & Copper (US$/kg)



*Please see table endnotes on page 12.

Source: London Bullion Market Association and London Metal Exchange.

Energy Facts, 2013: http://www.eco.gov.yk.ca/stats/pdf/energy_2013.pdf

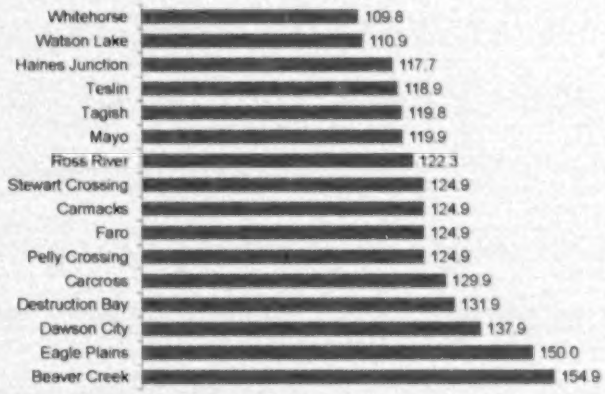
8.2 Electricity Generated

	Total	Hydro	Internal Combustion	Wind
Year-to-date change	20,326 7.5%	18,660 7.3%	1,426 10.0%	... ...
		(MWh)		
2015				
August	31,018	29,158	1,765	95
July	30,099	28,512	1,507	80
June	31,876	29,994	1,785	97
May	30,257	28,485	1,739	33
April	36,197	34,335	1,735	127
March	41,570	39,603	1,904	63
February	43,286	40,743	2,507	36
January	45,789	43,109	2,680	..
2014 total	**427,969**	**404,937**	**22,601**	**...**
December	49,527	47,077	2,450	..
November	38,610	36,226	2,377	7
October	36,866	34,928	1,882	56
September	33,200	31,427	1,696	77
August	26,796	25,286	1,395	115

Source: Statistics Canada. Table 127-0002, CANSIM.

8.3 Regular Self-Serve Gasoline

Average November 25th 2015 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

Yukon Fuel Survey, November 2015:
http://www.eco.gov.yk.ca/stats/pdf/fuel_nov15.pdf

Did you know? As of November 25th, 2015, average regular self-serve motor fuel prices varied from a low of 109.8¢ per litre in Whitehorse to a high of 154.9¢ per litre in Beaver Creek; a difference of 45.1¢.

9. Transportation

9.1 Aircraft Movements*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
Year-to-date	3,274	-112	520	1,021	23	708	-103	13	267	937
change	10.1%	-38.5%	37.2%	20.0%	3.4%	33.0%	-9.3%	6.2%	8.5%	5.1%
					(no. of movements)					
2015										
September	4,379	37	285	754	281	343	169	39	505	1,966
August	4,809	47	458	853	85	421	89	45	648	2,163
July	5,555	28	524	871	101	577	142	26	849	2,437
June	6,484	50	265	1,450	121	1,039	201	29	371	2,958
May	5,398	12	109	906	35	384	74	49	454	3,375
April	3,044	0	132	428	11	27	81	11	188	2,166
March	2,730	3	117	465	25	14	117	9	136	1,844
February	2,046	1	15	252	14	31	84	6	168	1,475
January	1,337	1	11	136	19	20	48	9	99	994
2014 total	**39,089**	**303**	**1,485**	**6,077**	**820**	**2,251**	**1,405**	**230**	**3,681**	**22,837**
December	1,715	3	18	136	22	9	133	2	98	1,294
November	2,217	1	59	375	26	26	69	4	126	1,531
October	2,649	8	12	472	103	68	95	14	306	1,571
September	4,724	40	240	1,082	244	408	132	36	599	1,943

*Please see table endnotes on page 12. Sources: Yukon Highways and Public Works - Aviation Branch, and Statistics Canada, Table 401-0007, CANSIM.

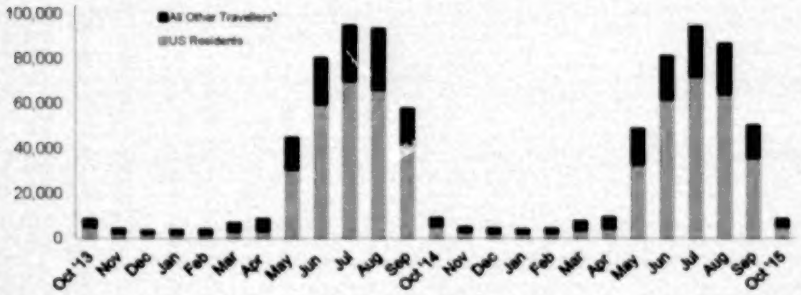
9.2 Travellers Entering Yukon by Land through Canada Border Services Ports of Entry*

	Total	Yukon Residents	Other Canadians	US Residents	Other Foreign Travellers
Year-to-date	-8,645	-6,456	-2,703	239	275
change	-2.2%	-14.9%	-9.0%	0.1%	0.7%
2015					
October	8,132	2,221	341	5,381	189
September	49,709	3,721	3,577	35,974	6,437
August	86,388	6,455	6,720	64,362	8,851
July	93,941	5,208	7,497	71,930	9,306
June	80,747	5,146	5,474	62,023	8,104
May	48,331	5,965	2,739	33,215	6,412
April	8,898	3,462	518	4,722	196
March	7,228	2,595	304	4,065	264
February	3,949	1,138	224	2,501	86
January	3,558	867	74	2,562	55
2014 total	**408,104**	**45,530**	**30,480**	**292,369**	**39,725**
December	4,050	1,187	153	2,671	39
November	4,528	1,109	156	3,202	61
October	8,656	2,434	390	5,655	177

*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

Of the 390,881 travellers who entered Yukon by land through Canada Border Services (CBS) ports of entry in January to October 2015:

- 71.4% entered through Fraser (Skagway, AK to Carcross);
- 16.5% through Beaver Creek;
- 8.6% through Pleasant Camp (Haines, AK to Haines Junction); and
- 3.5% through Little Gold (Chicken, AK to Dawson City).



In January through October of 2015, travellers who entered Yukon by land through CBS ports of entry crossed by the following means of transportation:

- 167,660 by automobile (42.9%);
- 138,236 by bus (35.4%);
- 74,025 by train (18.9%);
- 8,960 by truck (2.3%); and
- 2,000 by cycle or as pedestrians (0.5%).

Endnotes

1. Population
   1.1 & 1.2 Population counts are as of the last day of given month. Due to rounding, the sum of columns may not equal total given.
   1.2 *Other* includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River.
   1.4 Migration estimates are based on both international and interprovincial movement into and out of Yukon, as well as returning emigrants, temporary emigrants and non-permanent residents.

2. Employment
   2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. Monthly figures from the Labour Force Survey are three-month moving averages based on 92% coverage and are seasonally adjusted, which refers to the technique of adjusting raw figures to remove seasonal movements; however, annual figures are unadjusted.
   2.2 Yukon, Northwest Territories and Nunavut are not included in the Canadian unemployment rate.
   2.3 *Public Employees* are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or a funded establishment such as schools (including colleges/universities), hospitals and public libraries. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. All monthly Yukon figures from the Labour Force Survey are three-month moving averages based on 92% coverage.
   2.4 & 2.5 Unclassified businesses' employees are excluded, as well as those enterprises primarily involved in agriculture, fishing and trapping, private household services, religious organizations, and military personnel of defence services.
   2.6 *All types* includes people receiving regular, work-sharing, fishing, and special benefits. *Regular* benefits include people receiving regular income support benefits, whether or not they are participating in one of three employment benefit programs, namely Skills Development Program, Job Creation Partnerships Program, and Self-employment Program. *Special* benefits includes people receiving sickness, maternity, parental, and compassionate care benefits.
   2.7 A value of "0" represents one of the following: 1) value is actually zero; 2) value may be rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. Communities are displayed by census subdivisions (2011 Census boundaries). For some communities, census subdivision boundaries may not align with municipal boundaries.

3. Consumer Prices
   3.1 & 3.2 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

4. Trade
   4.2 *Total* includes additional North American Industry Classifications (NAICS) data which are not displayed, including: Motor Vehicles and Parts Dealers; Clothing and Clothing Accessory Stores; Sporting Goods, Hobby, Book and Music Stores; General Merchandise Stores; and Miscellaneous Store Retailers.

5. Rental Units
   5.1, 5.2 & 5.3 These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes buildings with 1 or more rental units (displayed in 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

6. Real Estate
   6.1 *Total* includes family lots and multiple-residential sales, which are generally too low to release due to confidentiality requirements, and non-residential sales (commercial and industrial properties). For further explanation, contact Yukon Bureau of Statistics.
   6.3 *Total* includes family lots and multiple-residential sales, but excludes non-residential sales (commercial and industrial properties).
   6.5 *Bank Rate* figures are from the last Wednesday of the month.

7. Construction
   7.1 Rounded data may not sum to totals.
   7.1, 7.2 & 7.3 Yukon totals, beginning with January 2013, are calculated by the Yukon Bureau of Statistics, based on building permit data received from Yukon Community Services and City of Whitehorse. Yukon data prior to January 2013 is exclusively from Yukon Community Services.
   7.3 Does not include new or converted dwelling units in commercial or industrial properties.

8. Resources
   8.1 All prices are in US dollars. Prices of gold and silver are a.m. fix prices at month-end. Prices of lead, zinc and copper are London Metal Exchange "cash seller" prices at month-end.

9. Transportation
   9.1 As of September 2012, all aircraft movement figures, with the exception of Whitehorse, are now received from Yukon Highways and Public Works, Aviation Branch. As such, data published since September 2012 cannot be compared to figures in earlier issues of the Yukon Monthly Statistical Review.
   9.2 This table only includes persons entering Yukon by land at Canada Border Services Agency ports of entry. Travellers entering Yukon through all other roadways are excluded, as are persons entering by air and water. Although there is no permanent Canada Border Services land port of entry in Dawson City, special annual international events between Yukon and Alaska, namely Yukon Quest and Trek Over the Top, require participants to cross the border by land. For border crossing purposes, participants in Yukon Quest are counted as pedestrians while participants in Trek Over the Top are counted as crossings by automobile. *Please note:* Fraser and Pleasant Camp border crossings are included in totals even though there is the possibility that these persons may never physically enter Yukon.

Symbols & Abbreviations

..	not available	Q1	January 1 to March 31
...	not appropriate/applicable	QII	April 1 to June 30
x	suppressed for confidentiality	QIII	July 1 to September 30
F	too unreliable to be published	QIV	October 1 to December 31
(p)	preliminary	(US)	US dollars
(r)	revised	(MWh)	megawatt-hour

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Yukon
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Bureau of Statistics

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